

# WOODSIDE ASSOCIATION INC

## Board Minutes

March 24, 2009

**CALL** The meeting was called to order by President John Bird at 7:05 pm

**PRESENT** John Atkinson, Cyrus Youssefi, John Bird, Allen Anderson, MJ Mitchell, John Gomez, Nick Lapis. Sherman Britton and Cindy Wickliffe represented management.

**GUEST** Don Franklin, CID, CLIA, representing Water Management and Irrigation Systems was invited by John Gomez to make a presentation to the homeowners and board. Mr. Franklin discussed water conservation measures using battery operated controllers fitted to water valves in combination with special nozzle heads and radio controlled valve operation. The irrigation system can be changed seasonally. The efficiency is 50 to 65% with a dollar savings of 10 to 30% which is significant with the potential increased water costs and fines for inefficient usage. This will be looked at closely by the board with concern for water savings.

### DISCLOSURE

Discussed in Executive Session were litigation, owner discipline, and contracts.

### MINUTES

MSC (Atkinson/Anderson) to accept the minutes of the March 3 meeting as presented.

### MANAGEMENT REPORT

Renovations on the three (3) main pools and spas are complete and open to the residents. The satellite pools are projected to be completed by April 1<sup>st</sup>. The second trenchless sewer line repair is complete which clears the area in front of the Woodside Office to building 2270. The third project has begun which extends about 500 ft from building 2262 out to Northrop and should be complete by tomorrow. Residents along these lines will then be free from future sewer backups. With the assistance of homeowners Lyn Efken and Kathy Klusman, the first guest suite to be remodeled is in the process of being bid out and we hope to begin the project in the next month. The budgeting review process is nearly complete and required the coordinated efforts of maintenance, management and the Budget Committee. A formal presentation will be made at the April meeting. Management is exploring options for reducing costs on producing the monthly newsletter and is also looking at distribution alternatives. A proposed newsletter "sample" will be available at the April board meeting.

### MAINTENANCE

- Total Open Work Orders **57 (record low!)**
- Drains cleared **6** (653, 2245, 2270, 2294, 2221, Garbage Bin 9)
- Landing Repairs continue on **3** (877, 720, 2217)
- Lights Installed **7** (2290, 660, 661, 609, 720, 2229 and the gym)
- Gate and Door Repairs **7** (645, 2254, 712, 652, Old Clubhouse, East Pool)
- Water Leaks **2** (2217, 730)
- Expansion Boards Replaced **10** (780, 2237 Old Clubhouse)
- Painting Projects **6** (652, 788, 602, 2217, 712, 645)

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### SECURITY

**There were no Car Break-ins, Stolen Cars, Tows, Home Break-ins, Acts of Vandalism**

- Cited Cars **72**
- Denver Boots **2**
- Expired Registrations **6**
- Cars with no Current Parking Stickers **8**
- Speeding Cars **9**
- Cellular Calls **87**
- Noise Complaints **6**
- Suspicious Persons **14**
- Violations Written **23**

### PRESIDENTS REMARKS

John Bird and John Gomez are very concerned about the rising utility costs, one of the few expenses residents can control. They are interested in stressing Woodside as 'Going Green.' Residents interested in working with them should leave their contact information with the office.

### FINANCIAL REPORT

At the end of February, there was approximately \$519,229 in cash Reserves. \$49,987 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month. At February 28th delinquent assessments totaled approximately \$129,218. Thirty eight (38) units are currently in collections. Since 2007, 29 units have completed the foreclosure process, forcing a write-off of \$106,369 in delinquent dues, special assessments, and late fees.

### TREASURERS REPORT

Treasurer Cyrus Youssefi reported that Woodside's financial situation is steadily improving. The Budget Committee continues to meet each Wednesday evening through March and will be making its recommendations at the next board meeting for the 2009-2010 fiscal year.

### TREE COMMITTEE

Dorothy Wooldridge, Chair, opposed the removal of the final remaining redwood at 841 as she believes the combined planting of 3 redwoods would stabilize the root system. Cory of Eco (arborist) recommends the eventual removal of this redwood.

MSC (Anderson/Mitchell) to remove the redwood at 841 at a cost of \$1350 as bid by Eco.

The Redwoods along Howe Avenue were planted by Sacramento County with association approval as an ecological sound barrier between the buildings and the street.

MSC (Bird/Gomez) to continue planting redwoods along Howe Avenue.

Oppose: Anderson Mitchell                      Abstain: Atkinson

MSC (Anderson/Mitchell) to prune Walnut at 2292 -16 and Oak at 877 as recommended by the Tree Committee at a cost of \$785 as bid by Eco.

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**LANDSCAPE COMMITTEE**

Discussion of combining the Landscape and Tree Committees.

MSC (Bird/Anderson) to approve landscape and drainage improvements for building 736 for \$3200 as bid by Fernandez Landscape Services.

**EXCHANGE OF DEEDED PARKING SPACE**

MSC (Bird/Youssefi) to accept the proposed parking space exchange to accommodate maintenance daytime equipment parking, moving 731-3 from currently deeded space VP628 to VP798 (currently green guest parking).

**LIENS**

MSC (Bird/Anderson) to proceed with liens on the following properties:

294-0230-004-0034

294-0220-001-0022

294-0220-002-0050

294-0230-001-0032

**POOLS**

The pools will be heated commencing April 1<sup>st</sup> as scheduled.

ADJOURNMENT was at 8:20 pm.

Respectfully submitted

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MJ Mitchell, Secretary